

Folkestone Hythe District Council
Development Control
Civic Centre Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Our ref: KT/2018/125050/01-L01
Your ref: Y18/0025/PA
Date: 14 December 2018

Dear Sir/Madam

Determination as to whether the prior approval of the Local Planning Authority is required under Class P of the Town And Country Planning (General Permitted Development) (England) Order 2015 for the change of use of a building from a use from storage and distribution (class b8) and any land within its curtilage to one dwellinghouse (class c3)

Turngates Commercial Park (Unit 1), St Marys Road, St Mary In The Marsh, Romney Marsh Kent

Thank you for consulting us on the above. We have no objection to the above proposal subject to the following conditions being included in any permission granted.

The development shall be carried out in accordance with the submitted flood risk assessment (FRA), received 29/11/2018, and the following mitigation measures it details:

Condition: Finished floor levels shall be set no lower than 3.32m above Ordnance Datum (AOD), or no lower than existing floor levels, whichever is higher.

Condition: Sleeping accommodation shall be located on the first floor only. No sleeping accommodation shall be located on the ground floor.

Reason: To reduce the risk of flooding to the development and future occupants.

Informatives

We recommend the use of flood resilience measures as outlined in the FRA. Raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

- *Department for Communities and Local Government: Preparing for floods*
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
- *Department for Communities and Local Government: Improving the flood*

Environment Agency
Orchard House (Endeavour Park) London Road, Addington, West Malling, ME19 5SH.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

performance of new buildings:
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

We record the outcome of planning decisions and request the decision notice is emailed to kslplanning@environment-agency.gov.uk

Yours faithfully

**Ms Jennifer Wilson
Planning Specialist**

Direct dial 0208 474 6711

Direct e-mail kslplanning@environment-agency.gov.uk